004.0	0003	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,043,600	/	1,043,600
USE VALUE:	1,043,600	/	1,043,600
ASSESSED:	1,043,600	/	1,043,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN HANG &
Owner 2:	ZOU HUI Q
Owner 3:	
Street 1:	27-29 BROOKS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEN HANG -
Owner 2:	-
Street 1:	20 BROOKS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,336 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2694 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5336.000	574,400	5,100	464,100	1,043,600
Total Card	0.123	574,400	5,100	464,100	1,043,600
Total Parcel	0.123	574,400	5,100	464,100	1,043,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.38 | /Parcel: 387.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4015
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

!428!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	574,500	5100	5,336.	464,100	1,043,700	1,043,700	Year End Roll	12/18/2019
2019	105	FV	430,700	5100	5,336.	493,100	928,900	928,900	Year End Roll	1/3/2019
2018	105	FV	430,700	5100	5,336.	359,600	795,400	795,400	Year End Roll	12/20/2017
2017	105	FV	405,500	5100	5,336.	313,200	723,800	723,800	Year End Roll	1/3/2017
2016	105	FV	405,500	5100	5,336.	266,800	677,400	677,400	Year End	1/4/2016
2015	105	FV	364,100	5100	5,336.	261,000	630,200	630,200	Year End Roll	12/11/2014
2014	105	FV	364,100	5100	5,336.	214,600	583,800	583,800	Year End Roll	12/16/2013
2013	105	FV	377,800	5100	5,336.	204,200	587,100	587,100		12/13/2012

PRINT

Date	Time
12/10/20	16:13:52

LAST REV

Date	Time
12/04/17	10:35:26

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 428

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN HANG,	67903-511		8/29/2016	Convenience	1	No	No		
COLLINGS CLAIRE	54851-131		6/18/2010		639,000	No	No		
	13262-407		8/1/1977		48,000	No	No		Y

USER DEFINED

Prior Id # 1:	4015
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	TTL REFUSAL	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5336		Sq. Ft.	Site		0	80.	1.09	1									464,066						464,100	

Total AC/HA:	0.12250	Total SF/SM:	5336	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	
Total:	464,066	Spl Credit		Total:	464,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	green		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98745072
Adj $ / SQ:	182.801
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705702
Depreciation:	131261
Depreciated Total:	574441

COMMENTS

3 BELLS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 6 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	2	
Totals			
3	14	6	

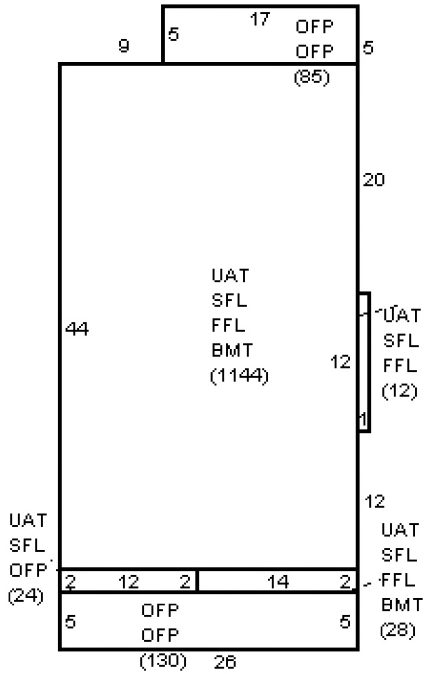
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	182.80
Special Features:	0	Val/Su Net:	132.96
Final Total:	574400	Val/Su SzAd	240.13

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,208	182.800	220,823
FFL	First Floor	1,184	182.800	216,436
BMT	Basement	1,172	54.840	64,273
OFP	Open Porch	454	19.880	9,026
UAT	Upper Attic	302	127.960	38,644

Net Sketched Area: 4,320 | Total: 549,202

Size Ad 2392 | Gross Are 5226 | FinArea 2694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	105			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc